

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 SILVERTOP STREET FRANKSTON NORTH VIC 3200

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Frankston North

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

44 EXCELSIOR DRIVE FRANKSTON NORTH VIC 3200	\$512,000	28-Oct-22
20 FOREST DRIVE FRANKSTON NORTH VIC 3200	\$540,000	01-Feb-23
37 HODGINS CRESCENT FRANKSTON NORTH VIC 3200	\$560,000	29-Mar-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 19 April 2023



OBrien Real Estate

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**44 EXCELSIOR DRIVE FRANKSTON
NORTH VIC 3200**

3 1 2

Sold Price **\$512,000** Sold Date **28-Oct-22**

Distance **1.13km**



**20 FOREST DRIVE FRANKSTON
NORTH VIC 3200**

3 1 1

Sold Price **\$540,000** Sold Date **01-Feb-23**

Distance **0.27km**



**37 HODGINS CRESCENT
FRANKSTON NORTH VIC 3200**

3 1 1

Sold Price ^{RS} **\$560,000** Sold Date **29-Mar-23**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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